

Sterling Senior Center Building and Design Committee

Butterick Municipal Building – COA Room/Room 201

November 7, 2012 6:00 pm

MINUTES

Present: Maureen Cranson, Ronald Cote, Richard Maki, Carl Strate, Peter Watson and Weymouth Whitney. **Ex Officio:** Terri Ackerman and Karen Phillips. **Absent:** Jack Chandler.

Meeting Opening: The meeting was opened by Co-Chairman Cranson at 6:19 pm.

Minutes: The minutes of October 30, 2012 were approved as written. Vote: YEA = 6, NAY = 0.

OPM Bid Report: Six bids were received on time and one was received after the deadline and rejected. Members reviewed all documents and used the evaluation guidelines and tentatively identified their top three OPM candidates. The Committee will continue to examine the documents and will formally narrow the search at a future meeting.

Announcements: Co-Chairman Cranson announced that she would meet with Town Moderator Sheppard to clarify procedures at the STM. Ackerman reported that the agreement with the WRSD expires on June 30, 2014 rather than earlier as previously believed. Phillips shared the latest update on senior attendance, reporting that 341 individuals have been registered to use the Senior Center with the target number of 347. That number would represent a 40% increase in senior participation.

STM Presentation: The Committee reviewed copies of the STM presentation on Warrant Article 2, made minor changes, and agreed, by consensus, to have Cranson make the amended presentation. While Cranson will address the main questions following the presentation, others on the committee will respond in areas of their expertise.

The Committee reviewed anticipated questions about the building size, the cost of the OPM & architect, as well as the range of construction costs. A letter to the editor by Mr. John Kilcoyne mentioned Sutton as a building size Sterling should emulate. While Sutton did construct a senior center at a lower cost than our proposal, it was noted that it was built in 1995 – seventeen years ago when gasoline was available for \$1.15/gallon. The inflation rate since then shows about a 40\$ increase. Additionally, Sutton does not have all of the building features planned for Sterling and they are looking into expanding their building again. The senior population of Sutton in 1995 was under 900. Sterling is currently over 1,800.

Adjourned Meeting: The Committee adjourned at 7:27 pm to attend the FinCom meeting already in progress, to return later to continue the meeting.

FinCom Briefs: They want to limit size to 5,000 sf. All inclusive cost should not exceed \$1.5 million. Grants should make up any additional costs. Interested in having the building also serve as a community center. Agreed that \$390,000 would be bonded, possibly with funds for the vault proposal.

Returned to Meeting: The Committee returned to review the FinCom comments. Neighbors will not be pleased with additional traffic from adding a community center to the proposal. The Committee was not in favor of the change.

Next Meeting: November 13, 2012 at 6:30 pm at the school and on November 15th in the COA room to review the RFQ's for the OPM.

Adjournment: The Committee adjourned at 8:56 pm following a successful motion by Cote and a second by Whitney.

Respectfully submitted,

Richard H. Maki

Richard H. Maki, Clerk